



**TOWN OF SHADY SHORES  
PLANNING AND ZONING COMMISSION  
REGULAR SESSION  
AUGUST 14, 2025; 6:30 PM  
SHADY SHORES COMMUNITY CENTER  
101 S. SHADY SHORES ROAD  
SHADY SHORES, TX 76208**

**AGENDA**

TO VIEW THE MEETING LIVE: <https://shadyshorestx.civicclerk.com/>

1. CALL TO ORDER
2. ROLL CALL  
    Establish a quorum
3. REGULAR BUSINESS
  1. Minutes - Consider and act upon approval of the March 24, 2025 meeting minutes.
  2. Minutes - Consider and act upon approval of the April 10, 2025 meeting minutes.
4. WORKSESSION
  1. 1. Right of Way permit process
  2. Comprehensive Plan update
  3. LCMUA
  4. New Business
5. FUTURE AGENDA ITEMS
6. ADJOURN

I, \_\_\_\_\_, \_\_\_\_\_ of the Town of Shady Shores do hereby certify that the above notice of the Planning and Zoning Commission was posted on the bulletin board at the Community Center, 101 S. Shady Shores Road, Shady Shores, Texas on \_\_\_\_\_ Day of \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ .M.

IN ADDITION, A QUORUM OF CITY COUNCIL MEMBERS MAY CHOOSE TO ATTEND THE PLANNING AND ZONING MEETING POSTED ABOVE. THEREFORE, THIS IS NOTICE OF A CITY COUNCIL MEETING AT THE SAME TIME AND PLACE, WITH THE SAME AGENDA AS THE P&Z MEETING. IN THE EVENT A QUORUM OF COUNCIL IS PRESENT AT THE MEETING, NO ACTION OF THE COUNCIL WILL BE TAKEN. THIS NOTICE IS POSTED AT THE TIME STATED ABOVE.

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Amber Schuler, Deputy Town Secretary



SHADY SHORES PLANNING AND ZONING COMMISSION  
 SPECIAL CALLED SESSION  
 MARCH 24, 2025  
 SHADY SHORES COMMUNITY CENTER  
 101 S. SHADY SHORES ROAD  
 SHADY SHORES, TEXAS 76208

MINUTES

Allen Lea	Chair	Present
Paul Brown	Vice-Chair	Absent
Don Caver	Commissioner	Absent
Nathan Abato	Commissioner	Present
Frank Graham	Commissioner	Present
Michael Young	Commissioner-Alternate	Present
Randal DuPape	Commissioner-Alternate	Present

Staff present :Town Engineer – David Francis, Land Development Attorney – Cynthia Trevino, Deputy Town Secretary-Amber Schuler, Community Development – Katie Klein, Permit Techs – Joan Davis and Tammy Stevens

1. CALL TO ORDER @ 6:30 p.m.

2. ROLL CALL  
 Establish a quorum

3. REGULAR BUSINESS

1. Minutes – Consider and act upon approval of the February 13, 2025 meeting minutes. Commissioner Young made a motion to approve the February 13, 2025 meeting minutes. The motion was seconded by Commissioner DuPape and the motion carried 5-0.
2. Public Hearing – Conduct a Public Hearing relative to a request for Preliminary Plat of the property legally known as 239 Garza Road (A0330A W. DURHAM, TR 124, 1.122 ACRES, OLD DCAD TR 18A(1) and 301 N. Garza lane (A0330A W. DURHAM, TR 119, 123, 25.64 ACRES, OLD DCAD TR #17(P.T), 18A),224 SMOKEY LANE (A0388A B. EAVES, TR 143, 32.742 ACRES, OLD DCAD TR #8A) BROWN ADDN (SHADY SHORES) BLK A LOT 1 for a total of 60.50 acres. The property is currently zoned R-2000 and the applicant is proposing 87 residential lots and 9 open space lots.

The town engineer, David Francis gave the staff report. The public hearing was opened. The following residents spoke in opposition of the proposal:

Dale Ewald	205 Carolyn
Brian McEnary	Adkisson Ranch
Kyle Hardman	62 Hidden Valley
Marcel Batoon	601 Ambergate
Kevin Smith	912 Lincolnshire
Bonnie Brown	120 N. Hook Street
Tillman Strahan	54 Hidden Valley
Justin Collins	621 Lyon Crest
Bobby Lee	210 Smokey Lane
Denise Rankins	604 Ambergate
Bill Emsoff	37 Hidden Valley
Glen Suffern	136 Hidden Valley
Clyde Gibson	909 Lincolnshire
Preston Markham	309 W. Shady Shores Road
Deborah Logan	813 Tennington
Tim Hawkins	404 Ambergate
Kathryn Robertson	319 W. 6 <sup>th</sup> Street
Ernie Guido	12 Stapler
Jennifer Carr	623 Stonehollow

The major concerns addressed were:

1. The access gate connecting Hidden Valley Airpark.
2. Water pressure
3. Drainage issues
4. Trees
5. Home Builders

The Applicant – John Arnold – representing Skorburg (the developer) then addressed the council and citizens and stated that Skorburg had been in discussion with the Hidden Valley Airpark HOA Board to come to an agreement regarding the gate and how to best accommodate the concerns. Should the gate become a major issue, they have other options to consider.

The public hearing was closed at 7:36 pm.

3. Action Regarding Public Hearing – Conduct a Public Hearing relative to a request for Preliminary Plat of the property legally known as 239 Garza Road (A0330A W. DURHAM, TR 124, 1.122 ACRES, OLD DCAD TR 18A(1) and 301 N. Garza lane (A0330A W. DURHAM, TR 119, 123, 25.64 ACRES, OLD DCAD TR #17(PT), 18A), 224 SMOKEY LANE (A0388A B. EAVES, TR 143, 32.742 ACRES, OLD DCAD TR #8A) BROWN ADDN (SHADY SHORES) BLK A LOT 1 for a total of 60.50 acres. The property is currently zoned R-2000 and the applicant is proposing 87 residential lots and 9 open space lots.

Motion was made by Commissioner DuPape and seconded by Commissioner Young to approve the request with the following conditions: coordinate with Hidden Valley Airpark HOA Board for emergency access or obtain Fire Department approval.

After the discussion, Commissioner DuPape withdrew his motion and Commissioner Young withdrew his second.

Commissioner Abato made a motion to approve the request with 2 conditions: coordinate with Hidden Valley Airpark HOA Board for emergency access or obtain Fire Department approval and address drainage issues. Commissioner DuPape seconded. Motion carried 5-0

4. Public Hearing: Conduct a Public Hearing relative to a request for Final Plat made by Dennis Herd for the property legally known as STEPHENS CORNER BLK A LOT 4 (S PT)

Town Engineer, David Francis gave a report that all requirements had been met.

Dennis Herd spoke thanking everyone involved in helping to get this project completed and asked for final approval.

Public Hearing was closed at 8:26 pm.

Motion was made by Commissioner Abato and seconded by Commissioner DuPape to approve the final plat of the Herd Addition contingent on adding the recording information for the wastewater easement which was dedicated to LCMUA during construction. The easement is shown on the Final Plat but needs to have the recording information added. The easement was granted to LCMUA on September 16, 2024 by has never been filed for record at Denton County. Motion carried 5-0.

5. Conduct a Public Hearing for the Final Plat made by Brightland Homes LTD for the property described as 204 Dobbs Road.

The public hearing opened at 8:30 pm

Town Engineer, David Francis gave an update stating that the project is about 80% complete with a few items left to be completed.

Tyler Walters, representing Brightland Homes, gave an update as to the status of the project.

Charles Miller – 324 S. Shady Shores Road spoke asking about the fence around the property.

Jorden Sanders – 322 S. Shady Shores Road asked about the fence, drainage and trees and whose responsibility it would be for maintain all those items.

The public hearing was then closed at 8:41 pm

Motion was made by Commissioner Graham and seconded by Commissioner Young to approve the final plat for Lakeshore Bluffs contingent upon the following: 1. The Town's upcoming review of the subdivisions' construction improvements is deemed acceptable, and the Town will issue an acceptance letter. 2. Receiving all required maintenance bonds from the Developer. 3. Receiving LCMUA approval of their improvements to the file of the Final Plat. 4. Decisions made for the maintenance of the fence/retaining wall. Motion carried 5-0.

6. Conduct a Public Hearing relative to a request for a zoning change from R-2000 to Planned Development for the property known as THURMAN ADDN BLK 1 LOT 1RB AND A0388A B EAVES, TR 98F, 7.3087 ACRES, OLD DCAD TR #23m AND A0388A B. EAVES, TR 98L, 3.464 ACRES.

Town Engineer David Francis gave the staff report.

Public Hearing opened at 8:59 pm

The following people spoke in opposition to the request:

Dale Ewald 205 Carolyn Lane  
Brian McIntyre 203 Moonlit Path  
Leslie Rogers 612 Stonehollow  
Maggie Preston 411 Shady Oaks Circle  
Elmer Morgan 114 Garza  
Corie Quillinan 211 Shahan  
Eydie Schneider 128 N. Garza  
Clyde Gibson 909 Lincolnshire  
Sean Sykes 817 Tennington  
Linda Hawk 804 Beckington

Regina Sykes 817 Tennington  
Abe Brisley 305 W. 6<sup>th</sup>  
Greg Fields 651 Comanche  
Charles Dennis 309 S. Shady Shores Road

The major concerns addressed were:

1. Smaller than ½ acre lots
2. Safety of public spaces and trails
3. Town Infrastructure
4. School Crossing Safety
5. Potential for rental homes

Developer for Lyfe – Adam Stetson gave his presentation regarding the proposal, stating they were doing a traffic study and there would be no rental properties.

No action was taken.

Public Hearing was closed at 9:43 pm.

Meeting adjourned at 9:45 pm

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Allen Lea, Chairman

Attest:

\_\_\_\_\_  
Amber Schuler, Deputy Town Secretary



SHADY SHORES PLANNING AND ZONING COMMISSION  
REGULAR SESSION  
APRIL 10, 2025 6:30 PM  
SHADY SHORES COMMUNITY CENTER  
101 S. SHADY SHORES ROAD  
SHADY SHORES, TEXAS 76208

MINUTES

Allen Lea	Chair	Present
Paul Brown	Vice-Chair	Present
Don Caver	Commissioner	Present
Nathan Abato	Commissioner	Absent
Frank Graham	Commissioner	Present
Michael Young	Commissioner-Alternate	Absent
Randal DuPape	Commissioner-Alternate	Absent

Staff Present: Town Engineer – David Francis, Land Development Attorney – Cynthia Trevino, Deputy Town Secretary-Amber Schuler, Community Relations – Katie Klein, Permit Tech – Tammy Stevens

1. CALL TO ORDER

Chairman Lea called the meeting to order at 6:30 p.m.

2. ROLL CALL

Establish a quorum

Chairman Lea called the role and established a quorum.

3. REGULAR BUSINESS

Conduct a Public Hearing relative to a request for a zoning change from R-2000 to Planned Development for the property known as THURMAN ADDN BLK 1 LOT 1RB AND A0388A B EAVES, TR 98F, 7.3087 ACRES, OLD DCAD TR #23m AND A0388A B. EAVES, TR 98L, 3.464 ACRES.

Town Engineer, David Francis gave a staff report.

Adam Stetson from Lyfe made his opening presentation stating their initial plan was to have 87 detached homes, with the intent of targeting the missing middle sector and provide green spaces for walk ability.

The alternative to that would be to provide 29 ½ acre lots with no green spaces. The prices point of these homes is in the \$500,000 range.

Speaking for the proposal:

Richard Crawford 138 N. Garza

Speaking against the proposal:

Corie Quillinan 211 Shahan

Linda Hawk 804 Beckington

Kevin Smith 912 Lincolnshire

Jennifer Carr 623 Stonehollow

Charles Dennis 308 S. Shady Shores Road

David Perez 105 Shahan

Dale Ewald 205 Carolyn Lane

Brian Mills 309 Cottonwood Trail

Charles Bennett 308 Cottonwood

Josh Carrol 122 E. Garza

Bridgett Turkdel 408 Ambergate

John Burgess 208 Carolyn

Tina Ogletree 306 Cottonwood

Billy Large 307 Oberman

Lindsay Large 307 Oberman

Kim Davis 302 W. Shady Shores

John Gill 201 Moonlit Path

Janis Smith 117 Dogwood Trail

Cindy Woodham 309 W. 6<sup>th</sup> St.

Brian McIntyr 609 Lyon Crest

Eydie Schneider 128 N. Garza

Tyler Adams 211 Harrison Court

The major concerns addressed were:

1. Smaller than ½ acre lots
2. Security of public spaces and trails
3. Town Infrastructure

- 4. School Crossing Safety
- 5. Potential for rental homes

Adam Stetson then addressed some of the issues by stating that they would be doing a traffic analysis to address traffic concerns, and there would also be an HOA for the development, responsible for maintaining the common areas.

The public hearing was closed at 7:50 pm.

Commissioner Abato made a motion and Commissioner Brown seconded to recommend no approval to the Town Council. Motion carried 5-0.

- 4. Future Agenda Items  
LCMUA  
Training

Meeting adjourned at 8:06 pm

Passed and approved this \_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Allen Lea, Chairman

Attest:

\_\_\_\_\_  
Amber Schuler, Deputy Town Secretary